

DECISION ON NAMING 'A RESTRICTED' AREA IN ZONING DEFERRED

Absence of Two Members Holds Up Final Ruling by Commission.

LAND OWNERS OPPOSE APARTMENT HOUSE BAN

Buildings Needed, They Ar- gue, to Provide for Small Salaried Class.

With Lieut. Col. Clarence O. Sherrill, officer in charge of public buildings and grounds, and David Lynn, architect of the Capitol, members of the district zoning commission, absent from the hearing held yesterday, the three District commissioners, the remaining members of the commission, postponed decision on the designation of areas as "a restricted" within which construction of apartment houses would be prohibited.

After the hearing, which lasted until 6 o'clock in the afternoon, Engineer Commissioner Bell announced no decision would be made until after a meeting attended by both Col. Sherrill and Mr. Lynn. He expected to call a meeting for Monday, he said.

More than 600 owners of houses in territory now designated "A area" have written to the zoning commission supporting the new "A restricted" zone proposal, Maj. Raymond A. Wheeler, assistant engineer commissioner and executive officer of the zoning commission, announced.

Landowners Protest Zoning.

The hearing yesterday saw owners of large plots of real estate in sections the commission is contemplating naming "A Restricted" opposed to the new zone or else opposed to its application to the particular sections in which their property lay, and home owners and their representatives unanimously supporting the proposals.

Harry Wardman, builder and real estate operator, declared that while he was in favor of zoning to restrict building he did not believe prohibition of apartment house construction in the outlying sections of the city was wise. Only through construction of large apartments in the outlying sections where land was comparatively cheap, he said, could housing be provided for the large numbers of government clerks and persons of moderate means who could not afford to purchase individual houses.

He agreed with J. Frank Tiller and W. Bates Warren that apartment houses enhance rather than deprecate value of contiguous property. It

was unfair, Mr. Tiller declared, to attack apartment houses as places of immorality. "I am convinced," he said, "that the first sin was committed in the garden of Eden before an apartment house was thought of. Most apartment houses are filled with decent clean living, moral and respectable people and it is unfair to be continually attacking them on grounds of immorality. Objections can be offered to apartment houses only on esthetic grounds and you can not prohibit them on that basis without just compensation." H. M. Frampton, representing the

Cathedral Heights Citizens' association, declared his association and home owners wanted the new zone. Edward M. Weeks, president of the Cleveland Park School and Community association; J. E. Thomas, representing T. T. Ansberry; George H. Lamar, surviving trustee of the Massachusetts Avenue Heights and Park Syndicate; Gen. Frederic V. Abbott, retired, formerly chief of army engineers, and W. W. Spaulding, representing Senator Phipps, of Colorado, and Capt. and Mrs. Ellis supported him. Twice the discussion became acrimonious, and on two occasions Commissioner Bell brought arguments to a halt.